



**161 Marton Road, Bridlington, YO16 7DJ**

**Price Guide £230,000**

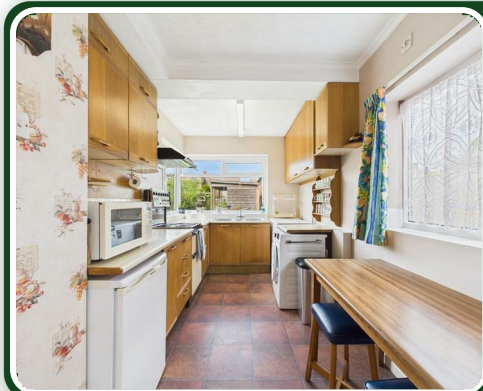




# 161 Marton Road

Bridlington, YO16 7DJ

## Price Guide £230,000



Welcome to Marton Road in the coastal town of Bridlington, this light and airy semi-detached house presents an excellent opportunity for families seeking a spacious and versatile home. Boasting four bedrooms and two reception rooms, this property offers ample space for both relaxation and entertaining. There is plenty of room for personalisation and modernisation, making it a blank canvas for those looking to create their dream home.

The property features a kitchen, bathroom and ample parking ensuring convenience for family life.

Situated in a sought-after residential area on the northern side of Bridlington, it is ideally located close to local schools, a library, supermarket, public house and restaurant, bus routes, making daily commutes and school runs a breeze. Additionally, residents will appreciate the proximity to a parade of shops, including the renowned 149 Fish Shop, a chemist, convenience store catering to all your everyday needs.

This home is perfect for those looking to invest in a property with vast potential, allowing you to modernise and tailor it to your taste. With no ongoing chain, you can move forward with your plans without delay. Don't miss the chance to make this property your own.

### Entrance:

Upvc double doors into inner porch. Upvc double glazed door into inner hall, understairs storage cupboard and central heating radiator.

### Lounge:

14'8" x 11'8" (4.48m x 3.57m)

A front facing room, electric fire, upvc double glazed bay window, central heating radiator and upvc double glazed sliding doors into the dining room.

### Dining room:

13'11" x 11'9" (4.26m x 3.60m)

A rear facing room, gas fire in a tiled surround, upvc double glazed window and central heating radiator.

### Kitchen:

21'9" x 5'10" (6.63m x 1.79m)

Fitted with a range of base and wall units, stainless steel double sink unit, gas boiler, plumbing for washing machine, extractor, pantry and part wall tiled. Two upvc double glazed windows, central heating radiator and upvc double glazed door onto the garden.

### First floor:

Upvc double glazed window, central heating radiator and staircase to the second floor.

### Bedroom:

15'3" x 11'9" (4.65m x 3.60m)

A spacious front facing double room, built in wardrobes, cupboards and dresser. Upvc double glazed bay window and electric radiator.

### Bedroom:

11'11" x 11'0" (3.64m x 3.37m)

A rear facing double room, built in wardrobes, cupboards and drawers. Upvc double glazed window and electric radiator.

### Bedroom:

7'9" x 5'10" (2.38m x 1.80m)

A front facing single room, upvc double glazed window.

### Bathroom:

8'0" x 5'10" (2.44m x 1.79m)

Comprises bath with electric shower above, wash hand basin, part wall tiled, built in storage cupboard housing hot water store, upvc double glazed window and central heating radiator.

### Wc:

4'0" x 2'9" (1.23m x 0.86m)

Wc and upvc double glazed window.

## Second floor:

Access to the eaves.

## Bedroom:

10'10" x 9'5" (3.32m x 2.88m)

A front facing double room, built in storage cupboard and upvc double glazed window.

## Exterior:

To the front of the property is a walled garden area with shrubs and bushes.

To the side elevation is a private driveway offering ample parking leading to the garage and side access to the rear garden.

## Garden:

To the rear of the property is a good size fenced garden. Patio lawn to pebbled area with well stocked borders of shrubs and bushes. A timber built summer house.

## Garage:

Brick built large garage, up and over door, power and lighting.

## Notes:

Council tax band: C

## Purchase procedure

On acceptance of any offer in order to comply with current Money Laundering Regulations we will need to see both I.D and proof of funds before we can progress with the sale and send the memorandum of sale.

## General Notes:

All measurements are approximate and are not intended for carpet dimensions etc. Nicholas Belt (Estate Agency) Ltd have not tested any gas or electrical heating systems, individual heaters, appliances, showers, glazed units, alarms etc. Therefore purchasers should satisfy themselves that any such item is in working order by means of a survey, inspection etc before entering into any legal commitment. PURCHASE PROCEDURE: If after viewing the above property you wish to purchase please contact our office where the staff will be pleased to answer any queries and record your interest. This should be done before contacting any Building Society, Bank, Solicitor or Surveyor. Any delay may result in the property being sold to another interested party and valuation fees and legal expenses are then incurred unnecessarily.





Road Map

Hybrid Map

Terrain Map



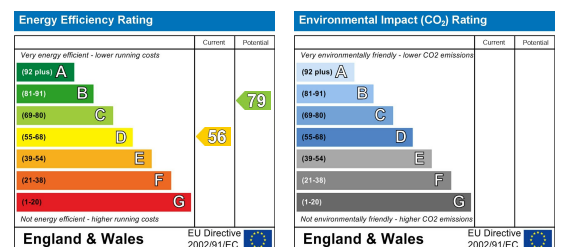
## Floor Plan



## Viewing

Please contact our Nicholas Belt Office on 01262 672253 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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